

CERTIFICATE OF AMENDMENT  
TO RULES AND REGULATIONS  
FOR SEVILLE CONDOMINIUM #7, Inc.

REVISED 02/07/2018

- 1. The recreation facilities and the common elements will be used in such a manner so as to respect the rights of all residents in SEVILLE. Use of the recreation facilities will be controlled by regulations to be issued from time to time, but in general, such use will be prohibited between the hours of 9:00 PM and 8:00 AM.**
  
- 2. No radio or television antennas or any wiring for any purpose may be installed on the exterior of the building without the written consent of the Association.**
  
- 3. An Owner /Resident may identify his Apartment with a nameplate of a type and size approved by the Association, and it may be mounted in a place and manner approved by the Association. No other signs or notice's shall be inscribed, painted or affixed on any part of the Apartment building, or which may be seen from the outside through the windows, except as may be authorized by the Board of Directors of the Association. Specifically, no for sale or rent signs can be placed on or about the apartment. Windows and doors must be kept free of clutter. No newspaper coverings, notices or other forms of solicitation may be attached to the windows or doors, which are visible from the common element.**
  
- 4. The balconies and exterior stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, from the railings of the balconies or walkways. No attachments to the railings of the building are permitted without prior Board of Director's written approval. Children, who are guests of residents or reside in Seville #7, shall not be permitted to play in the walks, corridors, elevators and stairways of the Apartment building. No horseplay is permitted in the common element by anyone.**
  
- 5. Common areas, including sidewalks, entrances, elevators, halls, corridors and stairways of the Apartment building, shall be used for the purposes intended and no articles belonging to any owner, resident or visitor will be kept therein, and these areas shall be kept free from obstruction. The following are exception to no articles belonging to any owners:**
  - a. Doormats are permitted and their size and color will be at the sole discretion of the Board of Director's.**
  - b. Holiday decorations at the discretion of Board of Director's.**
  - c. American flag and certain religious symbols. Size and placement of**

items may apply. Refer to Chapter 718 of Florida Statutes.

**6. The elevator may be used for the carrying of freight or furniture only under the supervision of a Director or other duly authorized person. Protective mats must be used for moving household furnishings. Notify a Director of the date of your intended move beforehand.**

**7. All parts of the property shall be kept in a clean and sanitary condition (including patios and balconies). The property shall be kept free of clutter, and no rubbish, refuse, or garbage shall be allowed to accumulate or exist. Trash shall be disposed of in the chutes or receptacles provided. Garbage that cannot be handled by kitchen disposers shall be placed in sealed, waterproof containers before being placed in the trash containers. Grease must be placed in tightly capped jars and hand deposited in the first floor dumpster room. Cardboard boxes must be cut down to moderate size and compactly crushed before placing in the dumpster bins. No furniture, appliances, shelving, TV's etc should be placed in the dumpster or trash room. Currently the City of Clearwater picks up large trash items on the 3<sup>rd</sup> Wednesday of each month at the R O Maintenance Center.**

**8. Seville No. 7 is a No pet building. No pets are allowed in the building, including those belonging to guests and visitors. Under extraordinary circumstances the Board of Directors may direct a temporary relaxation of the foregoing. In the event this were to happen the following would be in effect: No pet will be allowed in the building which causes any annoyances of any type to the residents. No pet will be allowed to walk or stand in the lobbies, elevator or laundry room and must be kept on a leash when outside the owner's apartment. The pet owner must respect the rights of all other Seville residents when allowing their pets to exercise their bodily functions and properly dispose of the waste.**

**9. No resident or occupant of an Apartment may make or permit any disturbing noises in the Apartment building, whether made by himself, his family, friends or servants, nor shall he permit anything to be done by such persons which will interfere with the rights, comforts or convenience of others. No resident or occupant of any Apartment may play or suffer to be played any musical instrument, phonograph, radio or television set in his apartment between the hours of 11:00 P.M. and the following 8:00 A.M. if the same shall disturb or annoy other occupants of the Apartment building.**

**10. Owners /Residents are specifically cautioned that their right to make any addition change, alteration or decoration to the exterior appearance of any**

portion, of the Apartment Building, including the balconies adjacent to their Apartment is subject to the provisions of the Declaration of Condominium.

**11. Outdoor cooking is permitted on the balconies and patios of individual units. Only electric indoor/outdoor grills are to be used for this cooking. No charcoal, gas or propane grills are permitted. Residents are cautioned to be courteous of their neighbors when cooking. In the event the smoke or odors from the outdoor cooking becomes an issue with other residents the Board of Directors will address the individual causing the issue. If the Board determines the issue is valid and the issue is not corrected that unit will be banned from cooking on their balcony or patio.**

**12. All doors leading from an Apartment shall not intrude on the exterior corridors. The only exception is when the doors are used for ingress or egress.**

**13. Automobiles shall be parked only in the areas provided for that purpose and an Owner/resident shall always park his automobile in his designated parking space. Automobile parking spaces shall be used solely and exclusively for that purpose, and for the purposes set forth herein, and shall not be used for storage of boats, inoperative automobiles, or for any other purpose other than as stated herein. An Owner may not assign his automobile parking space except in connection with the sale of his Apartment interest, and may not lease said space or reassign it except with the permission of the Association. No hose washing of vehicles, oil changes, or repairing of vehicles in the carport areas or visitors parking area. All vehicles must be free of clutter, operational and legally registered. No resident or guest shall use the parking space belonging to another unit owner without specific approval of that unit owner. Written approval should be on file with the Association. Should parking spaces in visitors parking become limited the Association will only permit on premise parking for a maximum of two vehicles per unit. When parking under carports the vehicle must be parked with the front of the vehicle facing into the carport. Exception to this front end parking can only be granted by the written approval of the Association.**

**14. Owners, residents, family members, guests, servants, employees, agents and visitors will not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof, into elevator shafts, elevator equipment rooms or power rooms of Building No.7. Only authorized personnel are permitted to enter these areas.**

**15. There shall not be kept in any Apartment any, inflammable, combustible or explosive fluid material, chemical or substances except for normal household use.**

**16. The use of any recreational facilities in the development of SEVILLE shall be under the supervision and control of the Management of the Recreation center.**

**17. Monthly assessments are payable to Seville Condo #7 and due on the 1<sup>st</sup> and before the 10<sup>th</sup> day of each month. A 9% late fee after the 10<sup>th</sup> day plus any costs incurred in collection will be charged to the unit owner.**

**18. No resident or owner shall direct, supervise, or attempt to exert any influence or control over the employees of this condominium except those duly authorized to do so by the Board of Directors. No resident may use the services of said employees for private or personal reasons during employees' normal working hours for the whole Association.**

**19. The Care, repair and replacement of windows/doors and all screens of each apartment are the responsibility of the owner. Periodic cleaning and touch up painting of the front entrance doors of the unit is required. Condo will supply paint. All replacement doors and windows must conform to association established standards. All owners must consult with Board of Director's before replacement of any doors or windows.**

**20. Cleaning of balcony rails, inside and outside, is the responsibility of the unit owner. When any balcony is to be cleaned with liquids, 24 hours notice must be given to apartment owners below to permit time to properly clear areas in order to prevent possible damage to plants and/or furnishings.**

**21. Rules applicable to all residents using the recreational facilities are posted in the recreation center's pool area. Those going to and from the pool must at all times wear covering over bathing suits.**

**22. The Board of Condominium 7 will require an interview with all prospective buyers and lessees. When an owner sells or leases, or has a prospective buyer or tenant, pertinent information should be transmitted to the Property Management Company so that such an interview can take place at a mutually convenient time. The intent here is not to disqualify any reputable applicant, but to welcome and aid each prospect to make a pleasant and easy entry to the Condominium. Upon approval by the Board, a certificate to that effect will be, issued by the Secretary of the Board of Directors or the Property Manager. Applications for sale or lease may be obtained from the Secretary of the Association or the Property Manager. A \$75.00 application fee for all persons eighteen and over who either own or occupy**

**the unit is required. Background /credit reports are also required. Any subsequent occupants of the unit are also subject to the same interview and application fee.**

**General Procedure to follow in the interview process:**

- a. Receive application form from Association or Property Manager.**
- b. Return completed application form to Property Manager along with application fee.**
- c. Background/credit report is run.**
- d. After the background check is run only pertinent information is sent to the Association in order to set up an interview between the Applicants and the Board.**
- e. After the interview an upon approval by the Board a certificate to that effect will be issued by either the Property Manager or the Secretary of the Association.**

**23. No apartment may be used for purposes other than residential, nor shall any corporation be, permitted to lease or purchase an apartment for such purpose as short-term, transient, or rotational occupancy by its employees.**

**24. The picking of fruit is limited to trees on the common property of Building 7. No cutting of flowers or foliage will be permitted unless by approval of the Board of Directors.**

**25. Guests are welcome on a temporary basis, not to exceed six weeks, providing such guests do not behave in a manner which will annoy other residents in the building, nor conduct themselves in any way inconsistent with the rules and regulations of the building. Unit owner/renters must be in residence when guests are here and the unit owner must provide the Board with the names of the guests. In the event that the unit owner is not present and there is to be no lease the unit owner must get written approval from the Board of directors before a person can stay at Seville #7. The Board of Directors has the sole discretion in determining if a guest will be allowed to stay at Seville #7 if a unit owner is not present. Each situation will be reviewed on a case-by-case situation.**

**26. The laundry room and machines are for the use of Building 7 residents and guests, only. Usage of the machines is based on first come first serve basis during normal operating hours. Clothes should be removed from washers and dryers promptly so as not to hinder others from during their laundry. Should the need arise that requires the removal of someone else's laundry from the machines, please be courteous and place laundry in baskets provided by the Association. The cooperation of everyone is requested in order to keep our Laundry Room clean and running smoothly. Using the laundry room to do laundry for non residents of Seville Condo #7 is strictly forbidden. The installation of Washers and Dryers within individual units is strictly forbidden in Seville Condo #7.**

- a. Hours of operation are 8:00 a.m. to 9:00 p.m. only.
- b. Promptly remove clothing from machines when cycle is completed.
- c. Dyeing of textiles in any machine is not allowed.
- d. Shoes and other hard items may not be washed or dried in any machines.
- e. Lint on dryer filters must be removed after each use.
- f. Good house keeping practices should be applied during use of laundry room. Please clean up any mess you may have created.
- g. Do not tamper with hot water tank controls.
- h. Please turn off lights and fan before leaving laundry room and make sure the laundry room door is closed.
- i. Any maintenance required for laundry room equipment must be reported immediately in writing to a Board member, for action. Please indicate machine number and what is wrong and sign your name. Report loss of coins in same manner.

**27. No apartment, which is being leased under the provisions of paragraph 14.5 of the Condominium Declaration, may be, leased for a period less than six (6) months, unless prior written approval is obtained from the Board of Directors.**

**28. Suggestions, comments and all requests for service to the common element must be in writing and submitted to the Property Manager or Board of Directors. E-mails are considered written communication. The Board of Directors reserves the right to limit the number of requests it will receive in any given time period from any one unit.**

**29. A purchaser/owner of a unit in Seville Condominium 7 may not lease or rent within twenty-four months of the date of purchase.**

**30. Only Board Members and unit owners may attend Board meetings, unless the Board grants permission to non-owners to attend. Owners have a vested interest in management of Condo #7 whereas; renters/leasers are not financially responsible for Association Decisions.**

**31. Chapter 718 of the Florida Statutes states that no two owners of one unit can serve as a director of the Association at the same time. It therefore stands to reason that no two occupants of the same unit can serve as a director at the same time. Non-owners cannot be afforded more rights than the owners of the association. Therefore the following rule is adopted: No two occupants of the same unit can serve as a director of Seville Condominium #7, Inc. at the same time.**

**32. To ensure that proper procedures are followed, unit owners should contact a member of the Board prior to offering a unit for sale or lease.**

**33. All residents and guests must wear shirts and shoes when in the common elements of the property.**

**34. No smoking will be permitted in any enclosed common area of the building. This includes the elevator and elevator room, all lobbies and storage areas, laundry room, trash room and electrical room.**

**35. The Board of Directors of Seville Condo #7 from time to time will post important notices not only on the bulletin board but in the elevator or any other common area it deems appropriate.**

**36. The Board of Directors may at its sole discretion permit unit owners/residents to attach small plants and other items to patio and balcony ceilings. All requests /responses must be in writing and the request cannot cause any subsequent damage to the common/limited common elements. Should the Board at a future date determine that a granted attachment is no longer appropriate the Board at its sole discretion can and will force removal of said item at owner/residents expense from patio and balcony ceilings.**

